

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address BRETT B. CURLEE (SBN 151058) LAW OFFICES OF BRETT CURLEE 11355 West Olympic Boulevard, Suite 100 Los Angeles, CA 90064 Telephone: (310)203-3084 Facsimile: (310) 203-3071 Email: Brett.Curlee@TheCurleeLawFirm.com		FOR COURT USE ONLY	
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, Wesley H. Avery			
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION			
In re: IRISON LOMONT JONES, Debtor(s).		CASE NO.: 2:13-bk-15206-PC CHAPTER: 7	
		NOTICE OF SALE OF ESTATE PROPERTY	
Sale Date: 02/06/2014		Time: 9:00 am	
Location: Courtroom 1468, Edward R. Roybal Federal Building and Courthouse, 255 E. Temple St., LA, CA 90012			

Type of Sale: ☒ Public ☐ Private Last date to file objections: 01/23/2014

Description of property to be sold: 42094 21st Street West, Lancaster, CA, 93536, County of Los Angeles Assessor's Parcel No. 3109-013-037. See Exhibit "1" to the sale motion identified below for a more specific legal description of the real property being sold.

Terms and conditions of sale: See the Motion By Chapter 7 Trustee To Approve: (1.) Real Property Sale (42094 21st 21st Street West, in Lancaster, CA) Free And Clear Of Liens And Interests; (2.) Overbid Procedure; (3.) Real Estate Agent Compensation; (4.) Directing Turnover Of Real Property; And (5.) Distribution Of Sale Proceeds for details regarding the terms and conditions of the sale. A copy of the sale motion may be obtained by contacting the Law Offices of Brett Curlee at the address and telephone number indicated above.

Proposed sale price: \$ 535,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): THE DEADLINE TO SUBMIT BIDS IS FEBRUARY 4, 2014. See the Sale Motion for full bidding procedures and details. The attached "Binding Offer To Purchase Real Property" must be completed by the deadline and delivered to the Trustee and to his attorney by the deadline.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Hearing Date and Time: February 6, 2014 at 9:00 a.m.

Location of Hearing: United States Bankruptcy Court, Central District of California, Los Angeles Division
Edward R. Roybal Federal Building and Courthouse, Courtroom 1468, 255 East Temple Street Los Angeles, CA
90012-3300.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Jan Neiman
Neiman Realty, Inc.
14205 Collins Street
Sherman Oaks, CA 91401
Telephone: 818-516-3779
Facsimile: 818-785-5925
Email: janneiman@sbcglobal.net

Date: 1/6/2014

BINDING OFFER TO PURCHASE REAL PROPERTY

The undersigned ("Offeror") hereby offers (the "Offer") to purchase from Wesley H. Avery, Chapter 7 Trustee (the "Trustee") for the bankruptcy estate of Irison Lomont Jones ("Debtor") the real property commonly known as, 42094 21st Street West, in Lancaster, CA, 93536, and also known as County of Los Angeles Assessors Parcel No. No. 3109-013-037 (Hereinafter the "Property") on the identical terms described in the MOTION BY CHAPTER 7 TRUSTEE TO APPROVE: (1.) REAL PROPERTY SALE (42094 21st Street West, in Lancaster, CA) FREE AND CLEAR OF LIENS AND INTEREST; (2.) OVERBID PROCEDURE; (3.) REAL ESTATE AGENT COMPENSATION; (4.) DIRECTING TURNOVER OF REAL PROPERTY; AND (5.) DISTRIBUTION OF SALE PROCEEDS; MEMORANDUM OF POINTS AND AUTHORITIES; DECLARATIONS OF WESLEY H. AVERY, JAN NEIMAN, JOHN J. MENCHACA, DANA VONTURE, GWENDOLYN VONTURE, AND BRETT B. CURLEE IN SUPPORT THEREOF ("Motion"), in the Debtors' pending bankruptcy case, In re Irison Lomont Jones, Bankr. Case No. 2:13-bk-15206-PC (Chapter 7).

There are no contingencies to this Offer whatsoever, including inspection, due diligence, or financing contingencies. The sale is subject to acceptance by the Trustee, approval by the Bankruptcy Court, and higher and better bids at the hearing on February 6, 2014 at 9:00 a.m. in Courtroom 1468 of the United States Bankruptcy Court, the Honorable Peter C. Carroll, Bankruptcy Judge presiding, located at 255 East Temple Street, in Los Angeles, California, or at any continued hearing on the motion to approve the sale.

Offeror further understands that the sale is "as is" and "where is" with no warranty or recourse whatsoever. Offeror has completed all due diligence which Offeror believes to be required to purchase the Property at the time of the hearing on the Motion and has not relied upon any statements, representations, or comments made by the Trustee, his attorneys, accountants, or his other agents or representatives. The Offeror is prepared to close escrow within thirty (30) days after entry of the order approving this Motion.

Offeror is providing herewith a cashier's check, money order, or certified check in the sum of \$10,000.00 for the Property bid upon, made payable to "Wesley H. Avery, Chapter 7 Trustee", which shall be credited to the sale price. The deposit shall be non-refundable if the Court confirms the sale to the Offeror but Offeror breaches his obligations under this Offer by failing to complete the purchase of the Property, in which event the Trustee shall be free to sell the Property to another, without limitation. Offeror's sole remedy if the Trustee is unable to close the sale shall be a return of the deposit in full. If the Offeror performs in full under the terms of this Offer, but the Court confirms the sale of the Property to another, Offeror's deposit shall be refundable in full.

Offeror agrees to substitute into escrow No. 102705-AA at A&A Escrow Services, Inc. or to enter into a new escrow, upon Trustee's sole determination, upon identical terms and conditions except as to price and elimination of the Buyer's due diligence period. Offeror acknowledges having obtained a copy of the listing agreement, escrow instructions, and the Motion, all of which are incorporated herein by this reference, and the Offeror understands all of their terms.

A commission of 2.5% of the sale price shall be payable to Offeror's real estate broker, subject to approval of the Bankruptcy Court, but only upon closing of the sale to Offeror.

[signature page attached]

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Dated: _____

(Name of Offeror)

(Street address)

(City, State, Zip Code)

(Telephone Number)

(Signature of Authorized Agent of
Offeror, if applicable)

(Name of Real Estate Broker of
Offeror)

(Name of Real Estate Agent of Offer)

(Telephone No. of Real Estate Agent
for Offeror)